057.0	0002	0002.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	662,300 /	662,300
					USE VALUE:	662,300 /	662,300
					ASSESSED:	662,300 /	662,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		BECK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LIANG LIU
Owner 2:	CHEN GANG
Owner 3:	
Street 1:	24 BELLFLOWER STREET
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02421 Type:

PREVIOUS OWNER

Owner 1:	LIANG LIU -
Owner 2:	CHEN GANG -
Street 1:	19 BECK ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476-4201

NARRATIVE DESCRIPTION

This parcel contains 3,861 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Conc. Block Exterior and 2405 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3861.000	287,200		375,100	662,300
Total Card	0.089	287,200		375,100	662,300
Total Parcel	0.089	287,200		375,100	662,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 275.41 | /Parcel: 275.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 37631

GIS Ref

GIS Ref

Insp Date 11/12/18

!4864!

PREVIOUS ASSESSMENT

Parcel ID 057.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	287,200	0	3,861.	375,100	662,300	662,300	Year End Roll	12/18/2019
2019	101	FV	232,900	0	3,861.	375,100	608,000	608,000	Year End Roll	1/3/2019
2018	101	FV	232,900	0	3,861.	251,800	484,700	484,700	Year End Roll	12/20/2017
2017	101	FV	232,900	0	3,861.	241,100	474,000	474,000	Year End Roll	1/3/2017
2016	101	FV	232,900	0	3,861.	219,700	452,600	452,600	Year End	1/4/2016
2015	101	FV	220,800	0	3,861.	176,800	397,600	397,600	Year End Roll	12/11/2014
2014	101	FV	220,800	0	3,861.	158,100	378,900	378,900	Year End Roll	12/16/2013
2013	101	FV	220,800	0	3,861.	150,000	370,800	370,800		12/13/2012

PRINT

Date	Time
12/10/20	19:50:07

LAST REV

Date	Time
07/18/19	17:38:19
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4864

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARADIANOS F	30117-587		4/30/1999		245,000	No	No		
	19145-286		6/1/1988		120,000	No	No		Y

USER DEFINED

Prior Id # 1:	37631
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/14/2019	341	Alterati	2,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	HS	Hanne S
2/6/2009	Meas/Inspect	294	PATRIOT
11/3/2000	Hearing Chag	163	PATRIOT
1/19/2000	Meas/Inspect	263	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3861		Sq. Ft.	Site		0	70.	1.39	11									375,081						375,100	

Total AC/HA: 0.08864 | Total SF/SM: 3861 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 375,081 | Spl Credit | Total: 375,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	21 - Conc. Block		
Sec Wall:	1 - Wood Shingl	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED/BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	15	%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	37.9	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99536663
Adj $ / SQ:	174.687
Other Features:	105750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	462454
Depreciation:	175270
Depreciated Total:	287184

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

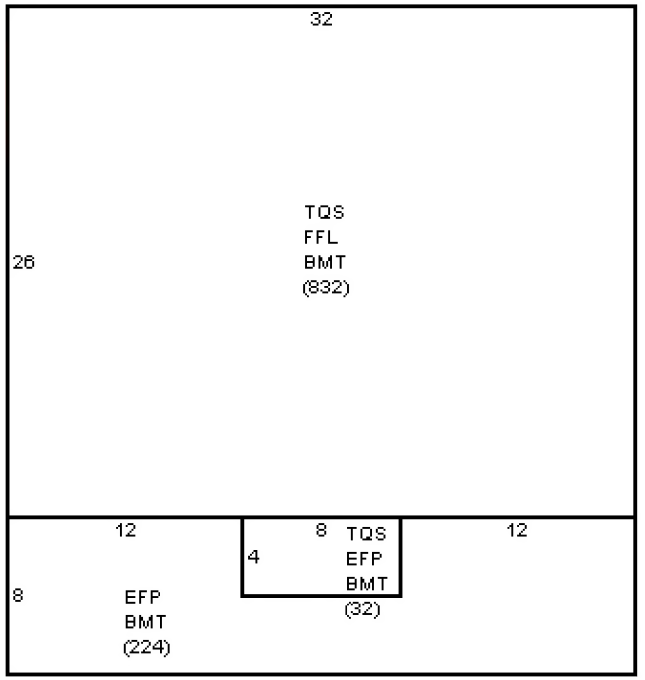
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	174.69
Special Features:	0	Val/Su Net:	101.70
Final Total:	287200	Val/Su SzAd	194.05

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,088	81.360	88,520
FFL	First Floor	832	174.690	145,339
TQS	3/4 Story	648	174.690	113,197
EFP	Enclos Porch	256	37.680	9,647

Net Sketched Area:	2,824			Total:	356,703
Size Ad	1480	Gross Are	3040	FinArea	2405

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	85	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

057.0-0002-0002.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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